

Housing Plan Element and Fair Share Plan



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Borough of Barrington
Camden County, New Jersey

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Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

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Housing Plan Element

A. Introduction

Borough of Barrington is a suburban community located in Camden County. Incorporated in 1917, the Borough is 1.58 square miles and lies within the Philadelphia metropolitan area. Barrington is bordered by other small municipalities and include Haddon Heights to the North, Bellmawr to the West, Runnemede and Magnolia to the South and Lawnside to the East.

The Borough of Barrington has prepared this Housing Plan Element and Fair Share Plan (“HPEFSP”) in response to New Jersey’s New Affordable Housing Law P.L. 2024, C.2 (Assembly Bill 4/Senate Bill 50) and the associated amended New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), the Council on Affordable Housing Substantive Rules (N.J.A.C. 5:93 and the subsections of N.J.A.C. 5:97 that have been upheld), and the Municipal Land Use Law. The most recent legislation established new procedures and standards for continued implementation of the Mount Laurel Doctrine, New Jersey’s constitutional requirement that all municipalities must provide their fair share of affordable housing. The law governs how the Fourth Round (2025-2035) and future rounds of municipal fair share obligations are established and satisfied through the creation of an HPEFSP, zoning, and other initiatives.

The Fair Housing Act, as amended by the new law, specifies the essential elements of the municipal housing plan, which must be designed to “achieve the goal of access to affordable housing to meet present and prospective housing needs” and pay “particular attention to low- and moderate-income housing”. The elements are detailed as follows:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
2. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;

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5. Determination of the municipality's present and prospective fair share for low- and moderate-income housing (i.e. Present Need and Prospective Need, and its capacity to accommodate its present and prospective housing needs)
6. Consideration of the lands most appropriate for construction of low- and moderate-income housing and structures most appropriate for conversion and rehabilitation for low- and moderate-income housing, including land proposed by developers committed to providing low-and moderate -income housing
7. Analysis of the extent that the municipal ordinance and other local factors advance or detract from the goal of preserving multigenerational family continuity
8. Analysis of consistency with the State Development and Redevelopment Plan including water, wastewater, stormwater, and multi-modal transportation

Additionally, the law provides for an adjustment of the Prospective Need Obligation, based on a lack of vacant land, which divides the Prospective Need into the Realistic Development Potential (RDP) to be satisfied in the Fourth Round, and the Unmet Need, to be addressed by incentivizing opportunities for affordable housing development as land becomes available. If RDP is calculated the new law requires the identification in the HPEFSP of sufficient parcels likely to redevelop during the current round of obligations to address at least 25% of the Fourth Round Unmet Need through realistic zoning, or the municipality must demonstrate why it is unable to identify such parcels as realistic alternatives and zoning.

More specifically the law states that the Housing Element Plan should also include required background data, detail sites and projects slated to produce affordable housing, provide maps locating sites and portraying site constraints, includes draft and adopted zoning amendments, contain agreements with developers and evidence of site plan and use variance approvals, document claimed credits for completed affordable housing and provide municipal revenue projections, as well as funding commitments to support affordable activities, as needed. These elements will be included in this plan where applicable.

This Housing Plan Element and Fair Share Plan ("Plan") satisfies all of the applicable requirements in response to New Jersey's New Affordable Housing Law P.L. 2024, C.2 (Assembly Bill 4/Senate Bill 50), the amended New Jersey Fair Housing Act (FHA), the Council on Affordable Housing Substantive Rules (N.J.A.C. 5:93 and the subsections of N.J.A.C. 5:97 that have been upheld), and the Municipal Land Use Law. In response to the requirements of the Amended FHA and the creation of a new quasi-administrative and legal procedure for processing municipal affordable housing plans, the Administrative Office of the Courts issued Directive #14-24 ("AOC Directive #14-24"), which also creates requirements for the filing of municipal HPEFSP's with the Affordable Housing Dispute Resolution Program ("the Program") by the June 30, 2025 statewide deadline. This Plan is also in compliance with Directive #14-24.

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B. Inventory of Housing Stock

Age of Housing Stock

The vast majority of the Borough of Barrington's housing stock has been constructed prior to 1969. The median year for structures built in the Borough is 1960 indicating an older housing stock. Nearly three quarters of the housing stock, represented by the 2023 ACS, was constructed before 1969 (75%). Approximately 12.5%, or 437 housing units, were constructed after 1990 indicating that generally the housing stock in Borough is older.

Table 1: Housing Characteristics		
Time of Construction	Number of Units	Percent of Units
Built 2020 or later	0	0.00%
Built 2010 to 2019	14	0.40%
Built 2000 to 2009	103	2.95%
Built 1990 to 1999	320	9.16%
Built 1980 to 1989	225	6.44%
Built 1970 to 1979	219	6.27%
Built 1960 to 1969	830	23.75%
Built 1950 to 1959	1,143	32.70%
Built 1940 to 1949	242	6.92%
Built 1939 or earlier	399	11.42%
Total	3,495	100.00%
<small>Source: 2023 American Community Survey 5-year Estimates</small>		

Condition of Housing Stock

This Plan utilizes the 2023 American Community Survey 5-Year Estimates, where available, to estimate the number of substandard housing units in Borough of Barrington that are occupied by low- and moderate-income households. ACS data considers the following factors to estimate the number of substandard housing units:

Persons per room: 1.01 or more persons per room is an index of overcrowding.

Plumbing facilities: Inadequate plumbing facilities is indicated by either a lack of exclusive use of plumbing facilities or incomplete plumbing facilities.

Kitchen facilities: Inadequate kitchen facilities are indicated by shared use of a kitchen or the lack of a sink with piped water, a stove or a refrigerator.

Using the above indicators, the table below shows the number of substandard occupied housing in the Borough of Barrington:

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Table 2: Condition of Housing Stock		
	Total	Percentage
Number of Persons per Room		
1.01 or more	76	2%
Plumbing Facilities		
Occupied Units with Complete Plumbing Facilities	3,459	100.0%
Units Lacking Complete Plumbing Facilities	0	0.0%
Kitchen Equipment		
Occupied Units with Complete Kitchen Facilities	3,459	100.0%
Lacking Complete Kitchen Facilities	0	0.0%
Total Occupied Units	3,459	100.0%
<small>Source: 2023 American Community Survey 5-year Estimates</small>		

The 2023 ACS 5-year estimates indicators presented were utilized to estimate the presence of substandard housing within the Borough. Table 2 above depicts approximately 76 overcrowded units.

Purchase or Rental Value of Housing Stock

The median value of housing in the Borough was \$244,400 as of the 2023, 20 percent less than the Camden County median value of housing of \$294,900. Table 3 below shows the percentage of housing units in each value category as presented within the 2023 ACS.

Table 3: Value of Owner-Occupied Units		
Value	Units	Percentage
Less than \$50,000	0	0.00%
\$50,000 to \$99,999	8	0.45%
\$100,000 to \$149,999	22	1.23%
\$150,000 to \$199,999	370	20.68%
\$200,000 to \$299,999	966	54.00%
\$300,000 to \$499,999	357	19.96%
\$500,000 to \$999,999	66	3.69%
\$1,000,000 or more	0	0.00%
Total	1,789	100.00%
Median (dollars)	\$244,400	
Camden County Median	\$294,900	
<small>Source: 2023 American Community Survey 5-year Estimates</small>		

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The median gross rent rate in Barrington was \$1,282.00 as of 2023, slightly lower than the median rental rate in Camden County, which was \$1,328. The rental costs were relatively evenly distributed within the three ranges outlined below.

Nearly forty-three percent of rental units (710 units) pay between \$1,000 and \$1,499 monthly. The second largest number of units (31%, 509 units) fall within a less expensive rental range of \$500 to \$999. Approximately 359 units, or 22%, pay between \$1,500 and \$1,999 monthly. The remaining 4% or 58 units pay between \$2,000 and \$2,499 monthly.

Table 4: Cost of Rent		
Occupied Units Paying Rent	Units	Percentage
Less than \$500	0	0%
\$500-\$999	509	31%
\$1,000-\$1,499	710	43%
\$1,500-\$1,999	359	22%
\$2,000-\$2,499	58	4%
\$2,500-\$2,999	0	0%
\$3,000 or more	0	0%
No Rent Paid	34	2%
Total Occupied Units Paying Rent	1,636	100.00%
Median (dollars)	\$1,282	
Camden County Median	\$1,328	
Source: 2023 American Community Survey 5-year Estimates		

Occupancy Characteristics and Types of Housing Units

According to the 2023 ACS, out of the 3,495 total housing units in the Borough, 3,459 were occupied units (about 99 percent). Of the 3,459 occupied housing units in the Borough, 1,789 (51 percent) were owner-occupied and 1,670 (48 percent) were rentals.

Table 5a: Owner Occupied/Rentals and Total Occupied Units		
Unit Type	Total	Percentage
Housing Units		
Total Number of Housing Units	3,495	100%
Occupied Units		
Total Number of Occupied Housing Units	3,459	99%
Owner-Occupied		
Total Number of Owner-Occupied Housing Units	1,789	51%
Renter-Occupied		
Total Number of Renter-Occupied Housing Units	1,670	48%
Source: 2023 American Community Survey 5-year Estimates		

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As of the 2023 ACS, there were 3,495 housing units in the Borough, shown in Table 5b. Single-family detached units comprise slightly more than half of the housing stock, with 56% (1,947 units). The second largest category is represented by 20 units or more, with nearly a quarter of all units at 23 percent (812 units).

Table 5b: Housing Units		
Units in Structure	Number	Percentage
1-Unit Detached	1,947	55.71%
1-Unit Attached	0	0.00%
2 Units	280	8.01%
3 or 4 Units	220	6.29%
5 to 9 Units	162	4.64%
10 to 19 Units	74	2.12%
20 Units or more	812	23.23%
Mobile Home	0	0.00%
Other	0	0.00%
Total	3,495	100.00%
Source: 2023 American Community Survey 5-year Estimates		

Units Affordable to Low- and Moderate- Income Households

Low-income households are defined as those earning less than or equal to 50 percent of a regional median income. Moderate income households earn more than 50 percent of regional median income, but less than 80 percent of regional median income.

Formerly issued by COAH, the Affordable Housing Professionals of New Jersey (AHPNJ) publishes annual income limits, which define low- and moderate- income limits based on household size from one (1) occupant up to eight (8) persons per household.

Housing units are to be priced to be affordable to households who could reasonably be expected to live within the housing units. For example, the current affordable housing rules require that an efficiency unit be affordable to a household of one (1) as shown below in Table 6.

Table 6: 2024 AHPNJ Income Limits for Housing Region 5, Including Camden County					
	1 Person	2 Person	3 Person*	4 Person	5 Person
Median Income	\$80,290	\$91,760	\$103,230	\$114,700	\$123,876
Moderate (80% of Median)	\$64,232	\$73,408	\$82,584	\$91,760	\$99,101
Low (50% of Median)	\$40,145	\$45,880	\$51,615	\$57,350	\$61,938
Very Low (30% of Median)	\$24,087	\$27,528	\$30,969	\$34,410	\$37,163
Source: April 2024, AHPNJ 2024 Affordable Housing Regional Income Limits by Household Size					
Notes: * These columns are for calculating the pricing for one-, two- and three-bedroom sales and rental units as per N.J.A.C. 5:80-26.4 (a).					

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To be affordable, a household should not pay more than 28 percent of its gross income on principal, interest, taxes, and insurance, following a minimum down payment of 5 percent. A rental unit is affordable if the household pays no more than 35 percent of its income on rent and utilities. Numerous households are paying 35% or more for housing costs as a percentage of household income in Borough of Barrington as of the 2023 ACS, indicating that housing is not affordable to a significant number of households in the Borough.

Table 7: Monthly Housing Costs as a Percentage of Household Income in Occupied Units		
Percentage of Income	Number	Percentage
Less than 20%	1,530	44.23%
20% to 29%	832	24.05%
30% or more	1,025	29.63%
Zero or negative income	0	0.00%
Not Computed	72	2.08%
Total	3,459	100.00%
Source: 2023 American Community Survey 5-year Estimates		

C. Projected Housing Stock

Since 2000, Borough of Barrington has issued building permits for 84 housing units. The Borough also issued permits to demolish 179 units during the time period from 2000 through January 2025, as shown within Table 8 on the next page.

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Table 8: Dwelling Units Authorized			
Year	Residential Building Permits Issued	Residential Demolitions	Total Added
2000	1	2	-1
2001	5	2	3
2002	4	1	3
2003	3	2	1
2004	17	0	17
2005	9	10	-1
2006	2	9	-7
2007	5	26	-21
2008	5	12	-7
2009	1	8	-7
2010	0	12	-12
2011	2	12	-10
2012	7	11	-4
2013	2	5	-3
2014	1	3	-2
2015	0	6	-6
2016	1	5	-4
2017	0	13	-13
2018	4	15	-11
2019	2	10	-8
2020	1	7	-6
2021	3	5	-2
2022	1	0	1
2023	3	2	1
2024	5	1	5
2025 (Jan)	0	0	0
Total	84	179	-94

Source: New Jersey Department of Labor and Workforce Development, New Jersey Department of Community Affairs

D. Municipality's Demographic Characteristics

Borough of Barrington's population history from 1950 to 2020 is a community that experienced dramatic growth during the 1950s suburban expansion, reached its peak population in 1970, underwent a significant decline through 1990, and has since stabilized with minor fluctuations. The current population of around 7,075 (as of 2020) represents approximately 84% of the borough's historical peak.

These population trends reflect broader regional patterns affecting many northeastern suburban communities, including the post-war suburban boom, subsequent urban-suburban demographic shifts, and the maturation of established communities. Despite the fluctuations over the past

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several decades, Borough of Barrington has maintained a relatively stable population base since 2000, suggesting a period of demographic equilibrium has been reached.

Table 9: Borough of Barrington Population Characteristics 1950-2045 (Projected)			
Year	Population	Population Increase	Percentage Increase
1950	2,651		-
1960	7,943	5,292	200%
1970	8,409	466	6%
1980	7,418	-991	-12%
1990	6,774	-644	-9%
2000	7,050	276	4%
2010	6,983	-67	-1%
2020	7,075	92	1%
2023	7,047	-28	0%
2045	7,630	583	8%

Sources: 2023 American Community Survey, New Jersey Department of Labor, U.S. Census Bureau

The median age in Borough of Barrington (44.6 years) is greater than median age of Camden County (39.0 years) as shown below in Table 10. Borough of Barrington's population is concentrated in the 25 to 44 and 45 to 64, age brackets, representing 58.3% of the Borough's population, greater than Camden County's respective 52.3%. The percentage of people within age groups under 25 is lower in all categories in the Borough compared to the County as a whole.

Table 10: Population Comparison by Age		
Age	Borough of Barrington	Camden County
Under 5	3.80%	5.90%
5 to 19	13.20%	18.70%
20 to 24	5.50%	6.00%
25 to 44	28.00%	27.30%
45 to 64	30.30%	25.00%
65 and over	19.20%	16.90%
Total	100.00%	100.00%
Median Age	44.6	39

Source: 2023 American Community Survey 5-year Estimates

The 2023 ACS indicates that the median income of Borough of Barrington residents (\$84,334) is slightly higher than the median income for Camden County (\$83,763). The per capita income of Borough of Barrington residents, is \$52,670, is also higher than both the Camden County per capita income of \$43,135 and State per capita income of \$52,583.

Approximately 56.3 percent of Borough of Barrington households earned \$100,000 or less in 2023. The corresponding percentage for Camden County is 57.9 percent. A distribution of

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households by income for Borough of Barrington and Camden County is presented within Table 11.

Table 11: Households by Income		
Income Level	Borough of Barrington	Camden County
Less than \$10,000	6.40%	5.40%
\$10,000-\$14,999	1.30%	3.30%
\$15,000-\$24,999	5.60%	5.80%
\$25,000-\$34,999	6.70%	7.00%
\$35,000-\$49,999	10.90%	9.60%
\$50,000-\$74,999	15.70%	13.60%
\$75,000-\$99,999	9.70%	13.20%
\$100,000-\$149,999	20.40%	18.60%
\$150,000-\$199,999	12.50%	10.50%
\$200,000 or more	10.80%	13.00%
Median Household Income	\$84,334	\$83,763
Per Capita Income	\$52,670	\$43,135
Number of Households	3,459	201,670
Source: 2023 American Community Survey 5-year Estimates		

As per the 2023 ACS, the average household size in Borough of Barrington was 2.04 persons per household, and the average family size was 2.83 persons. There was a total of 3,459 households in the Borough. Of those, 54 percent (1,856) were family households, and 46 percent (1,603) were nonfamily households. Further details regarding household types are illustrated within Table 12 below.

Table 12: Households by Type		
Household Type	Number	Percentage
Total Occupied Households	3,459	100%
Family Households	1,856	54%
Married-couple family	1,426	41%
Female householder, no spouse present	227	7%
Male householder, no spouse present	203	6%
Nonfamily Households	1,603	46%
Householder living alone	1,428	41%
Householder not living alone	175	5%
Average Household Size	2.04	
Source: 2023 American Community Survey 5-year Estimates		

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E. Employment Characteristics

The 2023 ACS reports on work activity of residents 16 years and older. Of the 4,233 employed residents, 47.9% of the workforce was male and 52.1% was female. The average commuting time of a Borough of Barrington worker was 27.7 minutes. The majority (83.6%) of Borough residents work within the private sector, as shown below within Table 13.

Table 13: Classification of Workers		
Class	Number	Percentage
Private Wage and Salary	3,539	83.6%
Government Workers	526	12.4%
Self Employed	157	3.7%
Unpaid Family Workers	11	0.3%
Total Employed	4,233	100%

Source: 2023 American Community Survey 5-year Estimates

An analysis of the employed (over the age of 16) indicates that Borough of Barrington workers were involved in a broad array of economic sectors. The highest concentrations of workers are employed in educational, health and social assistance at 38.29 percent of the work force, and in professional, scientific and management and administrative and waste management services at 12.17 percent, as shown within Table 14.

Table 14: Workforce by Sector		
Sector	Number of Employees	Percentage of Workforce
Agriculture, forestry, fishing and hunting, and mining	78	1.84%
Construction	146	3.45%
Manufacturing	385	9.10%
Wholesale trade	15	0.35%
Retail trade	422	9.97%
Transportation and warehousing, and utilities	138	3.26%
Information	65	1.54%
Finance and insurance, and real estate and rental and leasing	261	6.17%
Professional, scientific, and management, and administrative and waste management services	515	12.17%
Educational services, and health care and social assistance	1621	38.29%
Arts, entertainment, and recreation, and accommodation and food services	209	4.94%
Other services, except public administration	174	4.11%
Public administration	204	4.82%
Total	4,233	100.00%

Source: 2023 American Community Survey 5-year Estimates

The workforce occupation characteristics in Borough of Barrington were compared to those of

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Camden County. As indicated in Table 15, below, the occupation characteristics of the Borough's residents generally compare with other workers in the County. The Borough has approximately 12 percent more workers in education services, and health and social assistance compared to the County. Both the Borough and County Occupational Characteristics are summarized below.

Sector	Borough of Barrington	Camden County
Agriculture, forestry, fishing and hunting, and mining	1.8%	0.5%
Construction	3.4%	6.7%
Manufacturing	9.1%	7.1%
Wholesale trade	0.4%	1.9%
Retail trade	10.0%	12.1%
Transportation and warehousing, and utilities	3.3%	6.1%
Information	1.5%	1.9%
Finance and insurance, and real estate and rental and leasing	6.2%	7.9%
Professional, scientific, and management, and administrative and waste management services	12.2%	12.4%
Educational services, and health care and social assistance	38.3%	26.9%
Arts, entertainment, and recreation, and accommodation and food services	4.9%	7.3%
Other services, except public administration	4.1%	4.3%
Public administration	4.8%	4.9%
Source: 2023 American Community Survey 5-year Estimates		

In addition, in order to understand what implications this employment data has for the Borough and understand what the employment field and area trends are for Borough of Barrington and Camden County, the New Jersey Department of Labor ("NJDOLE") has prepared projections, which analyze the expected increase or decrease in a particular occupation by the year 2032. This data has been summarized and is illustrated within Table 16.

Occupations	Base Year Employment (2022)	Projected Employment (2032)	Percent Change	Outlook
Architecture and Engineering	2,379	2,445	3%	Stable
Arts, Design, Entertainment, Sports and Media	2,809	2,821	0%	Stable
Building and Grounds Cleaning and Maintenance	8,466	8,707	3%	Stable
Business and Financial Operations	12,008	12,226	2%	Stable
Community and Social Service	4,618	5,087	10%	Growing
Computer and Mathematical	6,249	6,729	8%	Growing

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Construction and Extraction	7,934	8,206	3%	Stable
Educational Instruction and Library	16,732	17,226	3%	Stable
Farming, Fishing, and Forestry Occupations	171	177	4%	Stable
Food Preparation and Serving Related	14,721	15,029	2%	Stable
Healthcare Practitioners and Technical	17,032	18,860	11%	Growing
Healthcare Support	13,159	15,371	17%	Growing
Installation, Maintenance, and Repair	7,507	7,753	3%	Stable
Legal	1,458	1,422	-2%	Declining
Life, Physical and Social Science	2,103	2,197	4%	Stable
Management	15,347	16,199	6%	Growing
Office and Administrative Support	29,506	27,844	-6%	Declining
Personal Care and Service Occupations	8,238	8,701	6%	Growing
Production Occupations	10,028	10,036	0%	Stable
Protective Service	5,550	5,435	-2%	Declining
Sales and Related	20,303	19,732	-3%	Declining
Transportation and Materials Moving	22,709	24,388	7%	Growing
Total (All Occupations)	229,027	236,591	3%	
Source: New Jersey Department of Labor and Workforce Development, 2025				

As indicated above, it is projected that in 2032 employment will have increased or remain stable in almost all of industries and overall, the economy will grow by 7,564 (3%) jobs. Health care and social assistance, health care practitioners, community and social services are projected to realize the largest growth increase during the 2022-2032 time period.

F. Affordable Housing Analyses

Vacant Land Analysis

The Borough of Barrington conducted a comprehensive Vacant Land Analysis (VLA) to assess its realistic development potential and identify land available to meet its affordable housing obligations. This assessment reviewed tax records, zoning designations, and available NJDEP mapping depicting physical site constraints such as wetlands, flood zones, and parcel size thresholds. The Borough does not have any sites listed on a Recreation and Open Space Inventory (“ROSI”).

The Borough identified a number of parcels coded as vacant or underutilized in the MOD IV Tax Assessment data. Upon analysis of these parcels, many of the sites were determined to be unsuitable for development due to environmental constraints that would preclude development on all or a portion of the property, insufficient lot size, lack of access to appropriate streets, or other factors. Many properties were less than 0.83 acres and/or fell within regulated environmentally sensitive areas under

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DEP jurisdiction. As such, they were excluded from the analysis of developable land. Four of the reviewed parcels maintained sufficient potentially developable acreage to satisfy the minimum threshold area of 0.83 acres, which would support a minimum of five (5) residential units at a density of six (6) units per acre. The Borough then adjusted the potential dwelling units per acre for several sites to reflect more contextually appropriate densities greater than six (6) dwelling units per acre. These sites were:

- **Block 8 Lot 2.08:** 1300 Clements Bridge Road where a density of 12 dwelling units per acre was applied to the unconstrained portion of the site.
- **Block 57 Lot 16:** 290 White Horse Pike, where a density of 8 dwelling units per acre was applied to the unconstrained portion of the site.
- **Block 14 Lot 1.01:** 71 E Gloucester Pike, where a density of 10 dwelling units per acre was applied to the the unconstrained portion of the site.

Based upon the results of the VLA, the Borough of Barrington's total Realistic Development Potential (RDP) is 20 units. The full VLA analysis and mapping is included in Appendix B.

The VLA analysis also included a consideration of lands that may be most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to or rehabilitation for such housing. The results of this additional analysis are reflected within the Fair Share Plan portion of this Plan.

Preservation of Multigenerational Continuity

The 2024 FHA requires an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to section 1, subsection f., paragraph (1) of P.L.2021, c. 273 (C.52:27D-329.20). The Commission has the primary goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity.

A review of the Borough's ordinances and housing stock indicates that there is a diverse array of permitted and existing residential unit types. The Borough maintains a significant number of large single-family homes, suitable for incorporating accessory dwelling units. In addition, the Borough hosted a 284-unit multi-family development known as Barrington Mews and is currently proposing a 44-unit age-restricted development. Further, the Borough's 2024 Redevelopment Plan requires inclusionary townhomes and apartment flats for projects of 10 or more units in size, which will provide nearby affordable housing opportunities. Therefore, the Borough provides opportunities for multigenerational living within its borders.

State Development and Redevelopment Plan Consistency

The Borough's Fourth Round Housing Plan Element and Fair Share Plan is consistent with the 2001 State Development and Redevelopment Plan (SDRP) as the approved and proposed projects outlined in the Fair Share Plan provide ample opportunity for the construction of affordable housing. All of Barrington is designated as Metropolitan Planning Area (PA1). Pursuant to the SDRP, PA1 is the preferred location for redevelopment and compact growth. The development of dense, affordable

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

housing in PA1 is consistent with the overall State Development and Redevelopment Plan goal to direct redevelopment and growth into existing “centers” where infrastructure can support the development and services such as open space, retail shopping, public transportation, schools are within walking distance. Adequate sewer and water capacity are available for development in Barrington. The Borough is not located within the Pinelands, Highlands, or Meadowlands planning areas or within CAFRA.

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

Fair Share Plan

A. Fair Share Obligation

This Housing Plan Element and Fair Share Plan satisfies all of the applicable requirements set forth within P.L. 2024, C.2 (Assembly Bill 4/Senate Bill 50) and the amended New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), N.J.A.C. 5:93, N.J.A.C. 5:97, and other applicable regulations. This Plan demonstrates how the Borough has provided, and will continue to provide, its fair share of the region's affordable housing need. In accordance with the requirements set forth in the documents noted above, this Plan includes a comprehensive Fair Share Plan for the Borough's cumulative 1987-2035 affordable housing obligation. In addition, this Plan sets forth strategies for implementation to be utilized to implement this Fair Share Plan.

Barrington's fair share obligations are broken down into a Present Need (Rehabilitation Obligation), Prior Round Obligation (1987-1999), Third Round obligation, and Fourth Round obligation, each of which are summarized within the table below. The resolution accepting the Fourth Round affordable housing obligations promulgated by the New Jersey Department of Community Affairs ("NJDCA"), which was adopted on January 14, 2025, acknowledged that the Borough's Fourth Round Present Need and Prospective Need obligations are 34 and 32, respectively.

A Vacant Land Adjustment ("VLA") has been prepared and applied to the Borough's obligation. The VLA demonstrates that the Borough's Realistic Development Potential ("RDP") is 20 units. The RDP has been applied toward the Fourth Round obligation, thereby resulting in a Prior Round, Third Round, and Fourth Round unmet need of 107.

Table 17: Cumulative 1987-2025 Affordable Housing Obligation	Number of Units
Present Need (Rehabilitation Obligation)	34
Prior Round Obligation (1987-1999)	8
Third Round Prospective Need (1999-2025)	87
Fourth Round Prospective Need (2025-2035)	32
Cumulative Obligation (1987-2035)	161
Realistic Development Potential (RDP)	20
Prior, Third, and Fourth Round Unmet Need	107
Fourth Round Portion of Unmet Need	12
Fourth Round 25% Redevelopment Requirement	3

Please note that an analysis of lands appropriate for affordable housing was conducted during the preparation of the Vacant Land Adjustment analysis and this Fair Share Plan. The lands most suitable for affordable housing include the parcels outlined within the projects below.

B. Addressing the Borough's Present Need (Rehabilitation) Obligation

The Borough has a Fourth Round Present Need (Rehabilitation Obligation) of 34 units. Barrington will address its Present Need/Rehabilitation obligation through participating in the Camden County Home

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

Improvement Program and via the establishment of a local Housing Rehabilitation Program for owner-occupied and rental units. The Borough will utilize available affordable housing trust funds to fund the local program, as outlined with the Spending Plan, which can be found in Appendix D.

C. Fourth Round Crediting Requirements

Some of the key parameters required for the Fourth-Round obligation are outlined below:

1. **Minimum Family Affordable Housing** – the new law requires municipal housing plans to provide at least 50% of the housing addressing the prospective need obligation is for families with children without age restrictions
2. **Senior Cap** – The new law allows municipalities to include age restricted affordable housing in their housing plans but only up to a new cap of 30% of the total number of homes addressing Prospective Need Obligations
3. **Minimum Rental Affordable Housing** – The new law requires municipal housing plans to provide for a least 25% of Prospective Need Obligation to be satisfied by rental affordable housing, and requires that at least 50% of rental affordable housing be available to families with children.
4. **Housing Affordable to Low Income Households** – Municipal housing plans must ensure that at least 50% of the low- and moderate-income housing units made available in a municipality are affordable to low-income households.
5. **Housing Affordable to Very Low-Income Households** – Municipal housing plans must ensure that at least 13% of the low- and moderate-income housing units made available in a municipality are affordable to very low-income households.
6. **25% of the Adjusted Obligation:** The municipality must identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the Fourth Round prospective need obligation that has been adjusted (unmet need), and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so.

D. Plan to Address the Borough's Affordable Housing Obligations

The Borough is assigned an RDP of 20 units, which is fully addressed as follows:

Table 18: Plan to Address RDP Obligation						
Compliance Mechanism	Rental or Sale	Status	Family or Age-Restricted	Units	Bonus Credits	Total Credits
Barrington Mews	Rental	Built	Age-Restricted	6	1	7
210 Clements Bridge Road	Rental	Proposed	Family	2	0	2
Block 8, Lot 2.08	Rental	Proposed	Family	11	0	11
Total	-	-	-	19	1	20
RDP Obligation	-	-	-	-	-	20

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

Mechanisms to Address RDP:

Barrington Mews

The Barrington Mews was a 284-unit age-restricted development that was put into service in 1994. It was established using Low-Income Housing Tax Credits (LIHTC) and had 30-year affordability controls, from 1994-2024. The controls have expired and the project is currently transitioning to market rate; however, as the project maintained affordability controls during substantial portions of the Prior Rounds, a portion of the project is eligible to be applied for credit toward the Borough's RDP. As only up to 30% of the RDP is permitted to be addressed with age-restricted housing units, a total of six units from this development are being applied to the RDP. Per the parameters of the Fourth Round, one (1) bonus credit results from providing age-restricted units to meet the RDP obligation.

210 Clements Bridge Road

In December 2024 the Borough received a request to discuss a project located at 210 Clements Bridge Road (Block 54, Lot 7.01), which is slated to contain ten dwelling units with an affordable housing set-aside of two units.

Site Suitability Analysis - 210 Clements Bridge Road

The 210 Clements Bridge Road site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

Available site: The site is under private ownership and the developer has proposed to seek approval to construct the above referenced project.

Suitable site: The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.

- *The site is adjacent to compatible land uses and has access to appropriate streets.* The site is bounded by commercial uses to the south, residential and commercial uses to the north, public and residential uses to the west, and residential uses to the east. The site maintains frontage on East Clements Bridge Road.
- *The site will comply with all applicable environmental regulations.* The site is not located in a 100-year or 500-hundred-year flood zone and does not contain freshwater wetlands or Category One streams. Development on the site will comply with NJDEP regulations.
- *The site will not affect any historic or architecturally important sites and districts.* The site is not within a Historic District and does not contain any established historic sites pursuant to Chapter 178-9 of the Borough Ordinance.

Developable site: In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. The site is served by the Camden County Municipal Utilities Authority, and has access to sewer and water service.

Approvable site: Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low-, and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development is an inclusionary housing project and will be developed consistent with the rules and regulations of all agencies with jurisdiction

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

over the site.

Block 8, Lot 2.08

Block 8, Lot 2.08 is included in the Vacant Land Adjustment and has been assigned an RDP of 11 affordable units, as the site appears to be suitable for development with affordable housing. The site is owned by Medford Village East Associates, LLC.

Site Suitability Analysis - Block 8, Lot 2.08

The Block 8, Lot 2.08 site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

Available site: The site is under private ownership and the developer has proposed to seek approval to construct the above referenced project.

Suitable site: The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.

- *The site is adjacent to compatible land uses and has access to appropriate streets.* The site is bounded by commercial and recreational uses to the north, and multi-family residential uses to the east, south and west. The site maintains frontage on East Clements Bridge Road.
- *The site will comply with all applicable environmental regulations.* The site is not located in a 100-year or 500-hundred-year flood zone and does not contain freshwater wetlands or Category One streams. Development on the site will comply with NJDEP regulations.
- *The site will not affect any historic or architecturally important sites and districts.* The site is not within a Historic District and does not contain any established historic sites pursuant to Chapter 178-9 of the Borough Ordinance.

Developable site: In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. The site is served by the Camden County Municipal Utilities Authority, and has access to sewer and water service.

Approvable site: Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low-, and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development is an inclusionary housing project and will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

Mechanisms to Address Unmet Need:

DCA determined that the obligation for Barrington for the Fourth Round is to be 32 units, which was accepted by the Borough in its binding resolution. As noted previously in this document, Barrington has applied a vacant land adjustment to this obligation, which establishes a new RDP of 20 units and an unmet need of 107 units, of which an unmet need obligation of 12 units is applicable to the Fourth Round portion of the overall obligation; however, the new Fourth Round legislation requires that any municipality that receives an adjustment of its prospective need obligations for the fourth round based on a lack of vacant land shall as part of the process of adopting and implementing its housing element

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so. The mechanisms that address the Unmet Need Obligations are the Borough’s Redevelopment Area and a mandatory set-aside ordinance.

Compliance Mechanism	Rental or Sale	Status	Family or Age-Restricted	Units	Bonus Credits	Total Credits
Redevelopment Area	Rental	Proposed	Family	18	-	18
Mandatory set-aside ordinance	Rental or Sale	Proposed	-	TBD	-	TBD
Total Unmet Need Obligation	-	-	-	107	-	-

The Affordable Housing Site Map, below, depicts the locations of the Borough affordable housing developments and redevelopment areas. A full size version of this map is included in the Appendix.

Barrington Affordable Housing Site Map

- ▭ Brevers Bridge Urban Renewal (Block 1 Lot 1.01)
- ▭ Barrington Mews (Block 1 Lot 2)
- ▭ 2024 Non-Condemnation Redevelopment Plan (Block 10.01)
- ▭ 2024 Non-Condemnation Redevelopment Plan (Block 13.01)
- ▭ 2024 Non-Condemnation Redevelopment Plan (Portions of Block 57)
- ▭ 210 Clements Bridge Road (Block 54 Lots 7.01 & 8.01)
- ▭ 1300 Clements Bridge Road (Block 8 Lot 2.08)
- ▭ Wetlands
- ▭ Special Flood Hazard Area



Sources: ESRI, TomTom, NOAA, USGS, OSM, GIS User Community, NJGIN, MODIV Tax Assessor, NJDEP, NJDOT, FEMA
Prepared: November 2025

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

2024 Non-Condemnation Redevelopment Plan Update, For Phases I, II, and III

The Borough adopted its 2024 Non-Condemnation Redevelopment Plan Update, For Phases I, II, and III, which contains requirements for inclusionary development that supersede existing zoning. The Redevelopment Plan requires that development containing 10 or more residential units as part of residential flats, townhouses, and mixed-use developments, which are proposed within the Business Commercial (“C-2”), Downtown Commercial (“DC”), Residential/Office (“R/O”), and Residential/Commercial (“R/C”), must provide a 20% set-aside of low- and moderate-income units. The Redevelopment Plan is included within Appendix E.

The Borough proposes to amend the Redevelopment Plan to require that any redevelopment projects that include residential units that are located within the above referenced zone districts provide inclusionary affordable housing as part of a redevelopment project when five or more residential units are proposed. These projects shall include a 20% set-aside for low- and moderate-income housing. As these areas collectively contain approximately 25 acres, they exhibit a potential to generate a substantial number of affordable units. I. While more than 18 affordable housing units may result from this Redevelopment Area, to be conservative, 18 affordable family rental housing units have been projected to result from this Redevelopment Area as part of this Plan, these 18 projected units have been applied to address a portion of the Unmet Need. Any additional affordable housing units produced by the proposed updates to the Redevelopment Plan that exceed the Prior, Third and Fourth Round obligations would be applied to the future Fifth Round of affordable housing compliance.

Borough-Wide Set-Aside Ordinance

In light of the recently enacted updated UHAC regulations, the Borough will adopt an Affordable Housing Ordinance, which will include a provision requiring an affordable set-aside for multifamily residential developments of five (5) units or more for portions of the Borough located outside of the Redevelopment Plan areas described above. The set-aside shall be twenty percent (20%) for rental and sales units.

Unit Type and Income Distribution Requirements:

Inclusionary developments will be required to provide 13% of the affordable housing units as very low-income units. The Redevelopment Area is anticipated to provide at least three (3) very low-income units as it pertains to addressing the RDP, as well as additional very low-income units as additional projects are constructed. In cases where projects of fewer than 10-units are proposed, the Borough may work with one or more developers to ensure that the 13% very low-income unit requirement is met on a Borough-wide basis. Therefore, at least thirteen percent (13%) of all new affordable housing units in this Plan shall be affordable to very low income households earning thirty percent (30%) or less of median income, and at least half of these units will be available to families.

Table 20: Unit Type and Income Distribution Requirements Applied to 20-Unit RDP			
Unit Type	Percent	Required	Provided/Proposed
Age-Restricted	30% Maximum	6	6
Family	50% Minimum	10	13
Rental	25% Minimum*	5	19
Low-Income	50% Minimum	10	10
Very Low-Income	13% Minimum	3	5

* At least 50% of rental affordable housing must be available to families with children.

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

Table 20 demonstrates compliance with applicable unit and income distribution requirements as they pertain to the Borough's RDP. The Borough acknowledges that these requirements apply to Barrington's entire prospective need obligation and the Borough is committed to maintaining compliance with these requirements as additional units are generated.

The borough reserves the right to claim additional unit and bonus credits as opportunities occur in the future.

Surplus Units/Credits

Brewers Bridge Urban Renewal LLC

The proposed Brewers Bridge Urban Renewal LLC project, is a 100% affordable housing project that contains a total of 44 age-restricted affordable housing units proposed in two phases of 22 units each. The Developer has site control and is applying the Low-Income Housing Tax Credits. The project is proposed to be located at 1201 Clements Bridge Road on Block 1, Lot 1.01, which is a 2.24-acre parcel. As the RDP maximum of 6 age-restricted units has already been fulfilled via 6 units from Barrington Mews, all 44 units are being held as surplus units to apply toward the potential future Fifth Round obligation.

Site Suitability Analysis - Brewers Bridge Urban Renewal LLC

As mentioned above, the proposed Brewers Bridge Urban Renewal LLC project, is a 100% affordable project that contains a total of 44 age-restricted affordable housing units proposed in two phases of 22 units each. The site suitability analysis for this development is included below.

The site is available, approvable, developable, and suitable as defined in N.J.A.C. 5:93-1.3.

Available site: The site is under private ownership and the developer has site control.

Suitable site: The site is suitable as defined in N.J.A.C. 5:93-1.3, which indicates that a suitable site is one which is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.

- *The site is adjacent to compatible land uses and has access to appropriate streets.* The site is bounded by commercial uses to the north and west, commercial and multi-family residential uses to the south, and vacant land and multi-family residential uses to the east. The site maintains frontage on East Clements Bridge Road.
- *The site will comply with all applicable environmental regulations.* The site is not located in a 100-year or 500-hundred-year flood zone as determined by FEMA Map Number 34007C0106E. Wetlands and Category One streams are not present. Development on the site will comply with NJDEP regulations.
- *The site will not affect any historic or architecturally important sites and districts.* The site is not within a Historic District and does not contain any established historic sites pursuant to Chapter 178-9 of the Borough Ordinance.

Developable site: In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the areawide water quality management plan. The site is served by the Camden County Municipal Utilities Authority, and has access to sewer and water service.

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

Approvable site: Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for very-low, low-, and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The development is a 100% affordable housing project and will be developed consistent with the rules and regulations of all agencies with jurisdiction over the site.

2024 Non-Condemnation Redevelopment Plan Update, For Phases I, II, and III

As mentioned previously, the Borough’s Redevelopment Plan requires that a 20% set aside of low- and moderate-income units be included within developments located within the Business Commercial (“C-2”), Downtown Commercial (“DC”), Residential/Office (“R/O”), and Residential/Commercial (“R/C”) Zones, and updates are planned to further enhance the affordable housing unit yield anticipated from this Redevelopment Plan. Once the Prior, Third and Fourth Round obligations have been addressed, any additional affordable housing units or credits generated from the Redevelopment Area are proposed to be applied toward the future Fifth Round of affordable housing compliance.

Table 21: Surplus Credits

Compliance Mechanism	Rental or Sale	Status	Family or Age-Restricted	Units	Bonus Credits	Total Credits
Brewers Bridge Urban Renewal LLC	Rental	Proposed	Age-Restricted	44	-	44

The Borough intends to appoint a Municipal Housing Liaison and an Administrative Agent, and will provide the associated Resolutions of approval to the Program.

A preliminary draft Spending Plan is attached to this Plan. The Borough intends to finalize and adopt this Spending Plan and will provide the Resolution of adoption to the Program upon adoption. In addition, Barrington plans to prepare and adopt an Affordable Housing Ordinance, Development Fee Ordinance, Affirmative Marketing Plan, Operating Manuals, and related documents upon the adoption of the pending updates to the Uniform Housing Affordability Controls in order to ensure that its ordinances and policy documents reflect the requirements that will be applicable during the Fourth Round.

G. Summary of Fair Share Plan

In summary, the Borough of Barrington has addressed its entire 20-unit RDP, and its entire Prior/Third Round and Fourth Round Unmet Need of 107 units. Therefore, this Plan fully addresses the Borough’s cumulative affordable housing obligations for the Prior, Third, and Fourth Rounds, spanning the period between 1987 and 2035. The Borough intends to continue to proactively implement its Fair Share Plan in accordance with applicable affordable housing regulations.

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

Appendices

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

Appendix A: Binding Resolution Adopting DCA's 4th Round Obligation

File No. 07886-0075-CAO

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**IN THE MATTER OF THE
APPLICATION OF THE BOROUGH OF
BARRINGTON**, a Municipal Corporation
of the State of New Jersey,

Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
CAMDEN COUNTY
DOCKET NO.

CIVIL ACTION
(MOUNT LAUREL)

**COMPLAINT FOR DECLARATORY
RELIEF PURSUANT TO THE
FAIR HOUSING ACT,
N.J.S.A. 52:27D-301 ET SEQ.**

Petitioner, the Borough of Barrington (hereinafter “Petitioner” and/or “Barrington” and/or “Borough”), a municipal corporation of the State of New Jersey, having its principal place of business at 229 Trenton Avenue, Barrington, New Jersey, 08007, in the County of Camden, by way of Complaint for Declaratory Judgment as authorized under Directive #14-24 of the Administrative Office of the Courts alleges and says:

LAW OFFICE
Parker McCay P.A.

BACKGROUND

Through this Declaratory Judgment Action, Barrington seeks the following relief in relation to its Fourth Round (2025-2035) affordable housing obligation: (a) to

secure the jurisdiction of the Affordable Housing Alternative Dispute Resolution Program (hereinafter, the “Program”) pursuant to P.L. 2024, c.2 (hereinafter, the “Act”) and the Court, pursuant to Directive #14-24; (b) to have the Program and the Court approve the Borough’s Present and Prospective affordable housing obligations as set forth in the binding resolution adopted by the Borough, attached hereto as **Exhibit 1**; (c) to have the Program and the Court approve a Housing Element and Fair Share Plan (hereinafter a “HEFSP”) to be adopted by the Planning Board of the Borough of Barrington (hereinafter the “Planning Board”) and endorsed by the Borough Council and issue a Judgment of Compliance and Repose conditioned upon the adoption of a HEFSP, pursuant to the Act or other similar declaration; (d) to the extent it is not automatically granted pursuant to the Act, through the filing of this Declaratory Judgment Action and binding resolution, to have the Program and the Court confirm Barrington’s immunity from all exclusionary zoning litigation, including builder’s remedy lawsuits, during the pendency of the process outlined in the Act and for the duration of Fourth Round, i.e., through June 30, 2035; and (e) to have the Program and the Court take such other actions and grant such other relief as may be appropriate to ensure that the Borough receives and obtains all protections as afforded to it in complying with the requirements of the Act, including, without limitation, all immunities and presumptions of validity necessary to satisfy its affordable housing obligations voluntarily without having to endure the expense and burdens of unnecessary third party litigation.

COUNT ONE

1. The Borough is a body politic and corporate organized under the laws

of the State of New Jersey, located in Camden County in Region 5, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.* (hereinafter, the “FHA”).

2. The Planning Board is a municipal agency created and organized under the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et. seq.*, and, among other duties and obligations, is responsible for adopting the HEFSP of Barrington’ Master Plan.

3. On March 20, 2024, the State of New Jersey adopted legislation (P.L. 2024, c.2) amending the FHA (hereinafter “Amended FHA”) and establishing a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine.

4. The Amended FHA requires that the Department of Community Affairs (“DCA”) perform a calculation of regional need, and municipal present and prospective affordable housing needs, in accordance with the formulas established in sections 6 and 7 of the law.

5. In order for a municipality to maintain immunity from exclusionary zoning litigation, it must either accept DCA’s estimation or calculate its own present and prospective obligations pursuant to the prescribed formulas and pass a binding resolution no later than January 31, 2025.

6. Next, a municipality may pursue a determination of its present and prospective obligation before a county-level housing judge as part of a resulting declaratory judgment action pursuant to section 13 of P.L.1985, c.222 (C.52:27D-313), as amended by P.L.2024, c.2 (C.52:27D-304.1 *et al.*).

7. Administrative Directive #14-24 of the Administrative Office of the Courts,

dated December 13, 2024, provides that, “A municipality seeking a certification of compliance with the FHA shall file an action in the form of declaratory judgment complaint and Civil Case Information Statement in the County in which the municipality is located.”

8. Jurisdiction is proper with the Superior Court, Law Division, Camden County before the designated Mount Laurel Judge for Region 5.

9. On October 18, 2024, the DCA released its “Affordable Housing Obligations For 2025-2035 (Fourth Round)” report (hereinafter, the “DCA Report”), establishing the Fourth Round (2025-2035) fair share methodology and providing its estimations of low- and moderate-income housing obligations for New Jersey’s 564 municipalities.

10. The DCA Report calculates the Borough of Barrington’s Round 4 obligations as follows:

- Present Need or Rehabilitation Obligation: **35 units**
- Prospective Need or New Construction Obligation: **32 units**

11. As a result, on January 14, 2025, the Borough Council of the Borough of Barrington memorialized a resolution accepting the Present Need obligation of 35 units and a Prospective Need obligation of 32 units, based on the DCA Report.

12. The resolution also noted that the Borough of Barrington has very limited vacant land that can be developed, therefore, the Borough will be seeking a vacant land adjustment.

13. The Borough brings the within declaratory judgment proceedings pursuant to the Amended FHA and P.L. 2024, c.2 seeking a Judgment of Compliance and Repose, pursuant to the Act or other similar declaration and immunity from exclusionary zoning lawsuits for its Fourth Round affordable housing obligation for a period of ten (10) years

based upon its present need or rehabilitation share of thirty-four (34) units and prospective need of thirty-two (32) units, whereupon the Borough commits to prepare and submit a new Fourth Round HEFSP for the Court's review and approval.

14. The Borough seeks the grant of immunity which will facilitate the Borough's ability to voluntarily achieve constitutional compliance, to the extent it has not already done so (a) as quickly as possible; (b) with as little burden to the public as possible; (c) without the need for duplicitous litigation; and (d) in such a manner so that all the public's attention and resources can be channeled into achieving constitutional compliance and creating affordable housing, and not expended on exclusionary zoning or builder's remedy litigation and/or other similar litigation.

15. The application of immunity in such circumstances will facilitate the primary objective of the Mount Laurel doctrine, which is to foster voluntary constitutional compliance and avoid unnecessary litigation.

16. The Borough of Barrington also seeks voluntary admission into the Affordable Housing Dispute Resolution Program.

17. At the present time, no litigation based upon Southern Burlington County N.A.A.C.P. v. Tp. of Mount Laurel, 92 N.J. 158 (1983) (Mount Laurel II) and/or the Fair Housing Act and/or Council on Affordable Housing (hereinafter "COAH") regulations is presently pending against the Borough of Barrington.

18. Pursuant to the binding resolution, Barrington specifically reserves the right to seek and obtain (a) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (b) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (c) an adjustment predicated upon regional planning entity formulas,

inputs or considerations, as applicable; (d) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (e) an adjustment based upon any ruling in litigation involving affordable housing obligations; and (f) any other applicable adjustment permitted in accordance with the Act and/or applicable COAH regulations.

WHEREFORE, Petitioner, Borough of Barrington, demands judgment for an order granting the following relief:

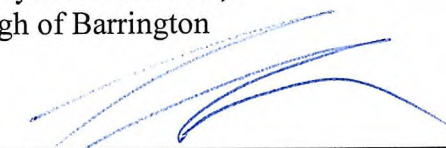
1. Declare pursuant to the Act, that the Borough has established jurisdiction for the Program and the Court to confirm its present and prospective affordable housing needs as set forth in the binding resolution attached as Exhibit 1 or to adjust such determination consistent with the Act.
2. The entry of an immunity order protecting the Borough and its Planning Board from Mount Laurel lawsuits and all litigation related to its affordable housing obligations as established under the Program while (a) the Court reviews the Borough's HEFSP; or (b) for such further period of time as the Court deems just and reasonable.
3. Establish the Borough's fourth round prospective need affordable housing obligation from 2025 to 2035 and provide the Borough with sufficient time to prepare a revised HEFSP to attempt to address its cumulative housing obligations.
4. The entry of a Judgment of Compliance and Repose, or other similar declaration upon the final review and approval of the HEFSP that insulates the Borough and its Planning Board from Mount Laurel lawsuits until June 30, 2035.
5. Declaring the approval of Barrington's HEFSP subsequent to its adoption by the

Planning Board and its endorsement by the Council, including, as appropriate and applicable, (a) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (b) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (c) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (d) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (e) an adjustment based upon any ruling in litigation involving affordable housing obligations; and (f) any other applicable adjustment permitted in accordance with the Act and/or applicable COAH regulations.

6. The grant of such other relief as may be just and equitable.

PARKER McCAY P.A.
Attorneys for Petitioner,
Borough of Barrington

BY: _____


CHRISTOPHER A. ORLANDO,
ESQUIRE

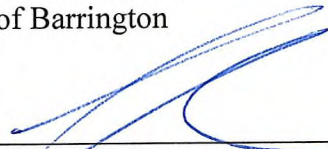
Dated: January 16, 2025

DESIGNATION OF TRIAL COUNSEL

Pursuant to Rule 4:25-4, Christopher A. Orlando, Esquire is hereby designated as Trial Counsel for Petitioner, Borough of Barrington.

PARKER McCAY P.A.
Attorneys for Petitioner,
Borough of Barrington

BY: _____


CHRISTOPHER A. ORLANDO,
ESQUIRE


Dated: January 16, 2025

CERTIFICATION

Pursuant to Rule 4:5-1, it is hereby certified that the matter in controversy is not the subject of any other action pending in any other Court or of a pending arbitration or administrative proceeding to the best of knowledge and belief. To the best of our knowledge, no action, arbitration or administrative proceeding is contemplated. Furthermore, we know of no other parties that should be joined in the above action.

PARKER McCAY P.A.
Attorneys for Petitioner,
Borough of Barrington

BY: _____


CHRISTOPHER A. ORLANDO,
ESQUIRE

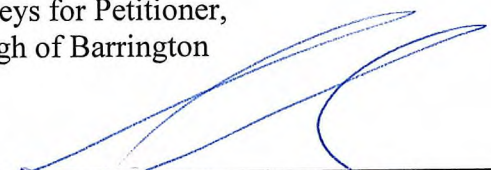
Dated: January 16, 2025

**CERTIFICATION OF COMPLIANCE WITH ADMINISTRATIVE
DIRECTIVE #14-24**

I hereby certify that I caused the within Complaint for Declaratory Judgment to be filed within 48 hours after the adoption of the Municipal Resolution of Fourth Round Fair Share obligations.

PARKER McCAY P.A.
Attorneys for Petitioner,
Borough of Barrington

BY: _____


CHRISTOPHER A. ORLANDO,
ESQUIRE

Dated: January 16, 2025

4936-0269-0320, v. 1

EXHIBIT A

RESOLUTION 1-2025-21

RESOLUTION ADOPTING THE FOURTH ROUND OF AFFORDABLE HOUSING OBLIGATIONS FOR THE BOROUGH OF BARRINGTON

WHEREAS on March 20, 2024, Governor Murphy signed *P.L. 2024, c. 2*, (“FHA”) into law, establishing a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the State’s Fair Housing Act; and

WHEREAS the law requires that the New Jersey Department of Community Affairs (“DCA”) perform a calculation of regional need, and municipal present and prospective affordable housing needs, in accordance with the formulas established in the law; and

WHEREAS on October 18, 2024, the DCA released its “Affordable Housing Obligations For 2025-2035 (Fourth Round)” report, establishing the Fourth Round (2025-2035) fair share methodology and calculations of low- and moderate-income housing obligations for New Jersey’s 564 municipalities; and

WHEREAS the final calculation and obligations for each municipality are presented in an Appendix at the end of the report; and

WHEREAS per *P.L. 2024, c. 2*, in order for Barrington to maintain immunity from exclusionary zoning litigation, it must determine its municipal present and prospective obligations in accordance with the formulas established in sections 6 and 7 of the law by binding resolution no later than January 31, 2025; and

WHEREAS Barrington may take into consideration the calculations in the October 8, 2024, report published by the DCA to determine its obligations; and

WHEREAS the present and prospective fair share obligations of the Borough of Barrington, Camden County, are as follows:

- Present Need: 34 units
- Prospective Need: 32 units; and

WHEREAS Barrington has very limited vacant land that could be developed; therefore, the Borough will be seeking a vacant land adjustment;

NOW, THEREFORE, BE IT RESOLVED on this 14th day of January by the Governing Body of the Barrington in the County of Camden, and the State of New Jersey, that pursuant to *P.L. 2024, c. 2*:

1. The Council of the Borough of Barrington hereby formally adopts the present and prospective fair share obligations for the Fourth Round of municipal affordable housing compliance for Barrington. These findings are to be documented in the Barrington’s housing element and fair share plan.

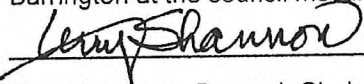
2. This resolution shall be posted on the Borough's official website and with the Affordable Housing Dispute Resolution Program within 48 hours of adoption; and

BOROUGH OF BARRINGTON
January 14, 2025

Vote: Beach-yes; Beyer-yes; Cerrito-yes; Mercado-Miller; Robenolt-yes

CERTIFICATION

I hereby certify this to be a true copy of a resolution approved by the Governing Body of the Borough of Barrington at the council meeting held January 14, 2025.



Terry Shannon, Borough Clerk

Schedule B

Decision and Court Order

PREPARED BY THE COURT:

**In the Matter of the Declaratory
Judgment Action of the Borough
of Barrington, Camden County
Pursuant to P.L. 2024, Chapter 2**

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION – CIVIL PART
CAMDEN COUNTY
DOCKET NO. CAM-L -000147-25

CIVIL ACTION

**ORDER FIXING MUNICIPAL
OBLIGATIONS FOR “PRESENT NEED”
AND “PROSPECTIVE NEED” FOR THE
FOURTH ROUND HOUSING CYCLE**

THIS MATTER, having come before the Court on its own motion, *sua sponte*, on the Complaint for Declaratory Judgment filed on 1/16/2025 (“DJ Complaint”) by the Petitioner, Borough of Barrington (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.* (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive #14-24 (“Directive #14-24”) of the Affordable Housing Dispute Resolution Program (the “Program”), seeking a certification of compliance with the FHA;

AND IT APPEARING, that on October 18, 2024, pursuant to the FHA (as amended), the New Jersey Department of Community Affairs (“DCA”) issued its report entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)*,² therein setting forth the present need and prospective need obligations of all New Jersey municipalities for the Fourth Round housing cycle (the “DCA’s Fourth Round Report”);

² See https://nj.gov/dca/dlps/pdf/FourthRoundCalculation_Methodology.pdf

AND IT APPEARING that, pursuant to the DCA's Fourth Round Report, the **present need** obligation of the Petitioner has been calculated and reported as 34 affordable units, and its **prospective need** obligation of the Petitioner has been calculated and reported as 32 affordable units, and which calculations have been deemed presumptively valid for purposes of the FHA;

AND THE COURT, having determined that no interested party has filed a challenge to the Petitioner's DJ Complaint by way of an Answer thereto as provided for and in accordance with Section II.B of Directive #14-24 of the Program;

AND THE COURT, having found and determined, therefore, that the present need and prospective need affordable housing obligations of the Petitioner for the Fourth Round housing cycle as calculated and reported in the DCA's Fourth Round Report have been committed to by the Petitioner and are uncontested, and for good cause having otherwise been shown:

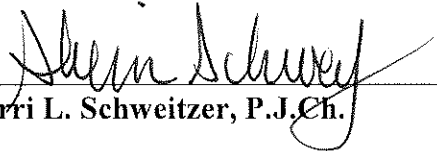
IT IS, THEREFORE, on this **28th** day of **MARCH 2025**, **ORDERED AND ADJUDGED** as follows:

1. That the present need obligation of the Municipality, be, and hereby is fixed as 34 affordable units for the Fourth Round housing cycle.
2. That the prospective need obligation of the Municipality, be, and hereby is fixed as 32 affordable units for the Fourth Round housing cycle; and
3. That the Petitioner is hereby authorized to proceed with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the present need and prospective need allocations aforesaid (and which plan shall include the elements set forth in the "Addendum" attached to Directive #14-24), by or before June 30, 2025,

as provided for and in accordance with Section III.A of Directive #14-24, and without further delay.

IT IS FURTHER ORDERED, that a copy of this Order shall be deemed served on the Petitioner and Petitioner's counsel.

SO ORDERED:



Sherri L. Schweitzer, P.J.Ch.

Uncontested.

Barrington Borough Fourth Round Housing Plan Element and Fair Share Plan

Appendix B: Vacant Land Adjustment

Borough of Barrington Vacant Land Adjustment Analysis									
Block	Lot	Tax Class	Address	Acres (Total)	Constraint	Unconstrained Acres	DU/Ac.	Units	20% LMI Setaside
8	2.08	1	1300 CLEMENTS BRIDGE RD	7.35	Property is partially restricted because of a stream flowing across the site, and the presence of access drives to two existing multi-family developments	4.2	12	50.4	10.1
57	16	15C	290 WHITE HORSE PIKE	5.57	Property is partially constrained due to steep slopes and a stormwater management basin, has limited access, and it is our understanding that a portion of the site may be encumbered by wetlands and transition areas.	2.80	8	22.4	4.5
1	4.01	15C	CEDAR AVENUE	3.70	Property is partially constrained due to the presence of wetlands	2.50	6	15	3.0
14	1.01	1	71 E GLOUCESTER PIKE	1.35		1.35	10	13.5	2.7
21.17	1	15C	FIFTH AVENUE	3.10	Owned by Haddon Heights and appears to be open space; no access to road	0		0	0.0
6	2.02	1	700 NE ATLANTIC AVE	18.96	Property is 100% constrained since it is an already existing FedEx Ground parking	0		0	0.0
13.02	1.02	1	5 COMMERCE DRIVE	5.92	Property is 100% constrained since it is an already existing FedEx Ground parking	0		0	0.0
20.05	36	1	LOTT AVE & NJ TURNPIKE	2.89	Property is 100% inaccessible because it is bordered by a highway on one side and single-family residences on the other side	0		0	0.0
106	5.03	1	13 ACCESS ROAD	1.39	Property is located in Lawnside Borough	0		0	0.0
13	1.05	1	E GLOUCESTER PIKE	1.38	Property is constrained due to the presence of a rail right-of-way and steep slopes; irregular shape and limited access due to rail right-of-way and Turnpike; owned by utility	0		0	0.0
9.02	41.01	15C	40 TIMBER DR	1.25	Property is 100% constrained due to its irregular shape, inaccessibility, steep slopes and wetlands	0		0	0.0
13.01	6	1	24 E GLOUCESTER PIKE	0.55	Undersized (Less than 0.83 Acres)	0		0	0.0
126	10	1	BELL AVE	0.48	Undersized (Less than 0.83 Acres)	0		0	0.0
30	9	15C	410 READING AVE	0.46	Undersized (Less than 0.83 Acres)	0		0	0.0
8	1.08	1	1108 DAVIS RD	0.46	Undersized (Less than 0.83 Acres)	0		0	0.0
8	1.07	1	1100 DAVIS RD	0.46	Undersized (Less than 0.83 Acres)	0		0	0.0
56	4	1	BARRINGTON & ERIE AVE	0.45	Undersized (Less than 0.83 Acres)	0		0	0.0
1	3	15C	CEDAR AVENUE	0.40	Undersized (Less than 0.83 Acres)	0		0	0.0
11	5.01	1	636 CLEMENTS BRIDGE RD	0.40	Undersized (Less than 0.83 Acres)	0		0	0.0
10.01	5	1	712 CLEMENTS BRIDGE RD	0.34	Undersized (Less than 0.83 Acres)	0		0	0.0
29	22	15C	240 HAINES AVE	0.32	Undersized (Less than 0.83 Acres)	0		0	0.0
121	18.03	1	1004 COPLEY PL N	0.32	Undersized (Less than 0.83 Acres)	0		0	0.0
56	1	1	2 ASHLAND AVENUE	0.29	Undersized (Less than 0.83 Acres)	0		0	0.0
15	3.01	1	1 E GLOUCESTER PIKE	0.26	Undersized (Less than 0.83 Acres)	0		0	0.0
56	13	1	SECOND AVE	0.24	Undersized (Less than 0.83 Acres)	0		0	0.0
124	4	1	221 WHITE HORSE PIKE	0.23	Undersized (Less than 0.83 Acres)	0		0	0.0
10.01	2	1	10 WILLIAMS AVE	0.21	Undersized (Less than 0.83 Acres)	0		0	0.0
127.06	20	1	TAVISTOCK BLVD	0.21	Undersized (Less than 0.83 Acres)	0		0	0.0
119	7.01	15C	BARRINGTON NJ	0.17	Undersized (Less than 0.83 Acres)	0		0	0.0
56	9	1	ASHLAND AVE	0.16	Undersized (Less than 0.83 Acres)	0		0	0.0
55	22	1	TRENTON AVE	0.16	Undersized (Less than 0.83 Acres)	0		0	0.0
29	21	15C	HAINES AVENUE	0.15	Undersized (Less than 0.83 Acres)	0		0	0.0
58	11	1	38 CLEMENTS BRIDGE RD	0.13	Undersized (Less than 0.83 Acres)	0		0	0.0
11	2.02	1	612 CLEMENTS BRIDGE ROAD	0.13	Undersized (Less than 0.83 Acres)	0		0	0.0
120	14.02	1	WHITE HORSE PIKE	0.13	Undersized (Less than 0.83 Acres)	0		0	0.0
121	30	15C	COPLEY RD	0.11	Undersized (Less than 0.83 Acres)	0		0	0.0
40	10	1	ALBANY AVE	0.11	Undersized (Less than 0.83 Acres)	0		0	0.0
29	15.01	1	HAINES AVE	0.11	Undersized (Less than 0.83 Acres)	0		0	0.0
124	5.02	1	237 WHITE HORSE PIKE	0.09	Undersized (Less than 0.83 Acres)	0		0	0.0
41	12	1	ALBANY AVE	0.07	Undersized (Less than 0.83 Acres)	0		0	0.0
39	10.01	1	227 ALBANY AVENUE	0.06	Undersized (Less than 0.83 Acres)	0		0	0.0
39	10	1	ALBANY AVENUE	0.06	Undersized (Less than 0.83 Acres)	0		0	0.0
49	10.01	15C	SECOND AVE	0.06	Undersized (Less than 0.83 Acres)	0		0	0.0
105	1	1	601 CHEWS LANDING RD	0.06	Undersized (Less than 0.83 Acres)	0		0	0.0
16	35	1	CLEMENTS BRIDGE RD	0.02	Undersized (Less than 0.83 Acres)	0		0	0.0
58	2	15C	PAGE AVE	0.00	Undersized (Less than 0.83 Acres)	0		0	0.0
103	1.01	1	670 CLINTON AVE	0.00	Undersized (Less than 0.83 Acres)	0		0	0.0
125.02	39	1	BELL AVE	0.00	Undersized (Less than 0.83 Acres)	0		0	0.0
102	2.01	1	650 FARRAGUT AVE	0.00	Undersized (Less than 0.83 Acres)	0		0	0.0
1	1.02	15C	1203 CLEMENTS BRIDGE RD	0.00	Undersized (Less than 0.83 Acres)	0		0	0.0

102	1	1	ACCESS ROAD	0.00	Undersized (Less than 0.83 Acres)	0		0	0.0
105	1	1	COMPANY ST	0.00	Undersized (Less than 0.83 Acres)	0		0	0.0
104	1	1	COMPANY ST	0.00	Undersized (Less than 0.83 Acres)	0		0	0.0
148	2.07	1	14 CALLIE CT.	0.00	Undersized (Less than 0.83 Acres)	0		0	0.0
106	15	1	COMPANY ST	0.00	Undersized (Less than 0.83 Acres)	0		0	0.0
Total						10.85		101.3	20.3

Barrington Vacant Land

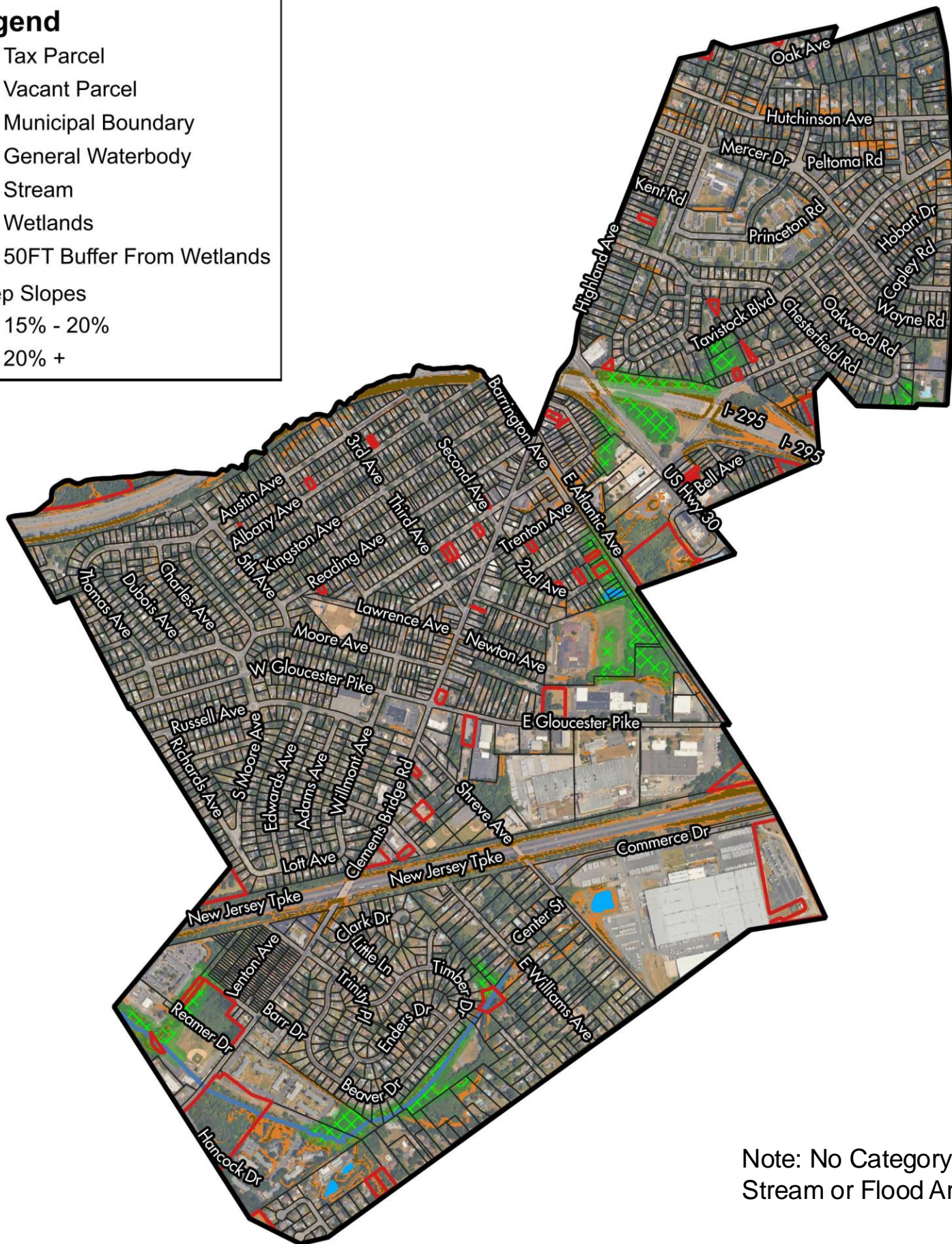
Adjustment Map

Legend

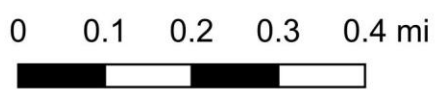
- Tax Parcel
- Vacant Parcel
- Municipal Boundary
- General Waterbody
- Stream
- Wetlands
- 50FT Buffer From Wetlands

Steep Slopes

- 15% - 20%
- 20% +



Note: No Category 1 Stream or Flood Area



Prepared: March 28, 2025
Data Source: NJGIN; MODIV Tax Assessor; NJDEP; FEMA